



House - Semi-Detached

16 CHURCH STREET,  
SWADLINCOTE,  
DERBYSHIRE, DE11 8LE



PCM

£825 PCM

#### FEATURES

- Three bedroom terraced house in centre of town
- Walking distance to town centre and local amenities
- Large double bedroom with storage cupboard
- Allocated parking
- Redecorated throughout
- Two reception rooms and fitted kitchen
- Two single bedrooms and family bathroom
- Enclosed courtyard



HOWKINS &  
HARRISON

# 3 Bedroom House - Semi-Detached located in Derbyshire

AVAILABLE TO LET is this newly redecorated, three bedroom, mid-terraced house in the centre of Swadlincote.

Within walking distance to the town centre and an abundance of local amenities, including: supermarkets, shops, restaurants, schools and a cinema.

The property comprises of an entrance hallway with access to two reception rooms, one with a feature fireplace, a fitted kitchen with new oven and understairs storage cupboard.

To the first floor there is a large double bedroom with built in cupboard, two single bedrooms, one which would be ideal as a study, and a family bathroom with shower over the bath.

Outside, there is allocated parking for two vehicles to the rear of the property and a low maintenance courtyard.

The property is unfurnished and has gas central heating and double glazing.

Available NOW.

Call us on

01530 410935

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[howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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